



**Z-08-10-002**

**City of Greensboro Planning Department  
Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: October 13, 2008**

**GENERAL INFORMATION**

<b>APPLICANT</b>	Collins and Galyon for John Robbins Motor Inc and Ted Simaan
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	<b>LI</b> (Light Industrial) and <b>RM-12</b> (Residential-Multi Family) to <b>CD-PDI</b> (Conditional District-Planned Unit Development Infill)
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1) Uses: A minimum of 3000 square feet of retail.</li><li>2) No uses requiring drive-thru service shall be permitted.</li><li>3) All site lighting shall be directed away from adjacent residential properties.</li><li>4) No parking shall be located between Lee Street and the front of the building.</li></ol>
<b>LOCATION</b>	915 West Lee Street, 914, 916 and 918 Union Street (North of Union Street, east of Highland Avenue, west of Silver Avenue and south of Lee Street)
<b>PARCEL ID NUMBER (S)</b>	<b>00-00-0058-0-0009-00-005/00-00-0058-0-0009-00-023/00-00-0058-0-0009-00-022</b>
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). <b>134</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~1.60 acres
<b>TOPOGRAPHY</b>	Generally flat
<b>VEGETATION</b>	Scanty vegetation

**SITE DATA****Existing Use**

Vacant building

**Adjacent Zoning**

N LI (Light Industrial)  
 E LI (Light Industrial) & RM-12  
 (Residential Multi-Family)  
 W LI (Light Industrial)  
 S RM-12 (Residential Multi-Family)

**Adjacent Land Uses**

Industries For The Blind  
 U-Haul Truck Rental and Self Storage  
 facility and Single-Family dwelling unit  
 Industrial building (Hodgin Supply Co.)  
 Single-Family dwellings

**Zoning History****Case #****Date****Request Summary**

These properties have been zoned LI and RM-12 since July 1, 1992. Prior to the implementation of the UDO, they were zoned IND and RES 75 respectively.

**ZONING DISTRICT STANDARDS****District Summary \***Zoning District  
Designation:Existing  
(LI)Existing  
(RM-12)Requested  
(CD-PDI)

Max. Density:

N/A

12 dwelling units per  
acre

N/A

Typical Uses

Primarily intended to  
 accommodate limited  
 manufacturing,  
 wholesaling,  
 warehousing, research  
 and development, and  
 related  
 commercial/service  
 activities, which in their  
 normal operations have  
 little or no adverse  
 effect upon adjoining  
 properties.

Primarily intended to  
 accommodate  
 multifamily uses.

Primarily intended to  
 accommodate  
 residential, commercial,  
 office, and  
 neighborhood business  
 uses developed on  
 small tracts of land as  
 infill development within  
 currently built up areas  
 in accordance with a  
 Unified Development  
 Plan.

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION****Overlay District Ordinance/Historic Preservation – N/A**

**Environmental/Soils**

Water Supply Watershed	No, Site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other:	N/A

**Utilities**

Potable Water
Waste Water

**Airport Noise Cone**

The subject property is not located in the Airport Noise Cone.

**Landscaping Requirements**

Location	Required Planting Yard Type and Rate
North	Due to the sidewalk width and building setback and under alternate means of compliance, the applicant will provide several above grade planters
South	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
East	Type C Yard – avg. width 20'; 2 canopy trees per 100'; 3 understory trees per 100'; 17 shrubs per 100', Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'
West	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100'

**Tree Preservation Requirements**

Acreage	Requirements
1.60 Ac.	All trees 4" or greater DBH which are located within the required planting yards

**Transportation**

Street Classification	Lee Street – Major Thoroughfare, Union Street – Local Street.
Site Access	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Lee Street ADT = 22,651.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is existing sidewalk along the frontage of this development.
Transit in Vicinity	Yes, route 11, High Point Road.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

## **IMPACT ANALYSIS**

### **Land Use Compatibility**

The proposed **CD-PDI** (Conditional District-Planned Unit Development Infill) zoning would allow land uses that are compatible with the general character of the area.

### **Connections 2025 Comprehensive Plan Policies**

The adopted Glenwood Neighborhood Plan's Future Land Use Map designates this location as **Mixed Use Commercial and Residential-Single Family to 5-Family**. As more than 60% of the proposed site (less than 10 acres) lies within a compatible land use designation, the requested **CD-PDI** zoning district is considered consistent and no map amendment is needed.

### **Connections 2025 Written Policies**

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

- Including protection against incompatible commercial encroachments into residential neighborhoods

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

### **Connections 2025 Map Policies**

Mixed Use Commercial (Glenwood Neighborhood Plan): A mixture of uses, in which various commercial uses are predominant, but where residential, service, and other uses are complementary. Examples include residential units above commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby residential areas. Ensuring that buildings and uses are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. Previously existing light and heavy industrial uses may be present and may be encouraged to relocate in order to accommodate infill development of more compatible uses, but new industrial uses will be discouraged. New "strip" commercial development is discouraged. Mixed-Use Commercial developments are encouraged to incorporate features that facilitate access by pedestrians and bicyclists, including conspicuous and secure bicycle parking facilities.

Residential – Single-Family to 5-Family (Glenwood Neighborhood Plan): Primarily residential development of single family detached homes and multi-unit single-family

partitioned development of 2 to 4 dwelling units per structure, per zoning lot, and not exceeding 2 stories in height. Single family homes may be divided into not more than four separate dwelling units, and/or may be augmented by one accessory dwelling unit, notwithstanding the maximum residential density permitted by the underlying zoning district. Development may also include a limited number of supportive uses such as grade schools, churches, parks, and neighborhood-serving commercial development that may not be explicitly depicted on the Glenwood Future Land Use Map. Whenever possible, existing residential structures with architectural and/or historical significance should be preserved either on site, or if necessary relocated, preferably to another site within the Greater Glenwood Neighborhood. Residential structures may be converted to office use, provided that the original residential structure is retained.

**Reinvestment Corridor:** Reinvestment corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

## **CONFORMITY WITH OTHER PLANS**

### **City Plans**

Glenwood Neighborhood Plan

**Other Plans - N/A**

## **Staff/Agency Comments**

### **Planning**

The 1.60 acre subject property located north of Union Street, east of Highland Avenue, west of Silver Avenue and south of Lee Street currently consists of and a vacant industrial building and it is adjoined to the north by The Industries of the Blind, to the east by U-Haul Truck Rental and Self Storage, to the west by the Hodgins supply Company and to the south by single-family residential units.

The subject site is also located within the Glenwood Neighborhood Area which calls for development standards that enhance, among other things, "walkability" & "bikeability", promote desirable infill development, reduce crime and perceptions of danger, promote vibrant accessible retail & services and strengthen community fabric

The Applicant proposes to rezone the property so as to reuse the site for an infill project that will consist of a minimum of 3000 square feet of retail space. Staff has been working diligently with the applicant to come out with a site plan (required for all PUD districts) and a set of conditions that addresses, to an extent, the requirements of the Glenwood Neighborhood Plan.

This rezoning request will help promote a diverse mix of uses in the general area. It will also promote a healthy, diversified economy with a strong tax base and opportunities for employment and entrepreneurship while at the same time promoting sound investment in Greensboro's urban areas. Additionally, it will also promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Staff believes that this request is consistent with the intent and purpose of the zoning code and the Glenwood Neighborhood Plan. Staff is also of the opinion that the request is generally compatible with the existing development and trend in the surrounding area.

**Water Resources** - No additional comments

**Housing and Community Development** - No additional comments

**STAFF RECOMMENDATION**

**PLANNING**

Staff recommends **approval** of the requested **CD-PDI** (Conditional District-Planned Unit Development Infill) zoning district.